

City Council  
Atlanta, Georgia

**07-0 -0632**

**Z-07-39**

Date Filed: 3-7-07

AN ORDINANCE  
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **518 English Avenue, N.W.**, be changed from the R4A (Single family Residential) District to the R4B (Single family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 111, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Knight, Green & Levy, P.C.  
326 Hammond Drive  
Suite 300  
Atlanta, GA 30328

06-147

## WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF FULTON

This Indenture made this 9th day of June, in the year Two Thousand Six, between **ROBERT EVANS**, of the County of Winnet, State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and **LAKEISHA T. DARLING**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH that:** Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 111, 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST SIDE OF ENGLISH AVENUE 173 FEET NORTH OF THE NORTHWEST CORNER OF ENGLISH AVENUE AND KENNEDY STREET; THENCE NORTH ALONG THE WEST SIDE OF ENGLISH AVENUE 40 FEET; THENCE EXTENDING BACK WEST OF THE SAME WIDTH AS FRONT, 127 FEET TO A 10 FOOT ALLEY; SAME BEING LOT 20, BLOCK "E" OF THE GEORGIA SECURITY AND BANKING COMPANY IN WESTERN HEIGHTS SUBDIVISION, BEING IMPROVED PROPERTY KNOWN AS 518 ENGLISH AVENUE, NW, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA.

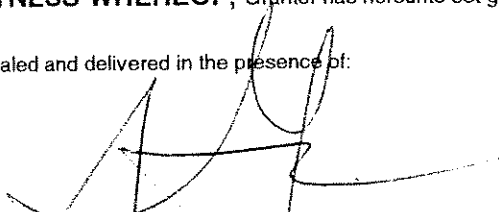
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**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:



(Seal)